



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

PLANNING DEPARTMENT HEARING

*Promoting the wise use of land
Helping build great communities*

MEETING DATE May 19, 2006	CONTACT/PHONE Stephanie Fuhs (805) 781-5721	APPLICANT Cynthia Bodger	FILE NO. COAL 06-0014 SUB2005-00181
SUBJECT Hearing to consider a request by Cynthia Bodger for a Lot Line Adjustment (COAL 06-0014) to adjust the lot lines between two parcels of 1.05 and 1.73 acres each. The adjustment will result in two parcels of 1.05 and 1.73 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Residential Suburban land use category and is located on the south side of Sandydale Road (at 735 Sandydale Road) approximately .25 mile east of the Sandydale/Pomeroy Road intersection, in the community of Nipomo. The site is in the South County (Inland) planning area.			
RECOMMENDED ACTION Approve Lot Line Adjustment COAL 06-0014 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION A Class Five Categorical Exemption was issued on April 17, 2006 (ED 05-410).			
LAND USE CATEGORY Residential Suburban	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 091-326-061 and 091-326-063	SUPERVISOR DISTRICT(S) 4
PLANNING AREA STANDARDS: None applicable			
LAND USE ORDINANCE STANDARDS: None applicable			
EXISTING USES: Single family residence, accessory structures, horse corral			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Residential Suburban/Residences <i>East:</i> Residential Suburban/Residences <i>South:</i> Residential Suburban/Residences <i>West:</i> Residential Suburban/Residences			
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Environmental Health			
TOPOGRAPHY: Gently sloping		VEGETATION: Grasses, ornamentals, shrubs, eucalyptus	
PROPOSED SERVICES: Water supply: Community system Sewage Disposal: Individual septic system Fire Protection: CDF		ACCEPTANCE DATE: March 10, 2006	
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

ORDINANCE COMPLIANCE:

The applicant is proposing to adjust the lot lines between two legal parcels as follows:

EXISTING LOT SIZES (ACRES)	ADJUSTED PARCEL SIZES (ACRES)
1.05 acres	1.73 acres
1.73 acres	1.05 acres

Section 21.02.030 of the Real Property Division Ordinance states that a lot line adjustment shall not be approved or conditionally approved unless the new parcels resulting from the adjustment will maintain a position which is better than, or equal to, the existing situation relative to the county's zoning and building ordinances.

The adjustment will result in the reconfiguration of the number of existing parcels to conform to the minimum parcel size for the land use category and is an equal exchange of acreage.

SB 497

As of January 1, 2002, lot line adjustments are limited to four or fewer existing adjoining parcels. In addition, the new parcels must comply not only with zoning and building regulations, but also with the general plan and any applicable coastal plan. The County's local ordinance allows a determination to be made that the proposed situation is equal to or better than the existing situation. Because the parcels as existing and adjusted are consistent with the minimum parcel sizes as set forth in the General Plan, staff has concluded that the adjustment is consistent with both state and local law.

LEGAL LOT STATUS:

The two existing lots were legally created a recorded map (Parcels 2 and 4 of CO 01-0400) at a time when that was a legal method of creating lots.

Staff report prepared by: Stephanie Fuhs and reviewed by Kami Griffin

FINDINGS - EXHIBIT A

- A. The proposed Lot Line Adjustment is consistent with the provisions of Section 21.02.030 of the Real Property Division Ordinance because both of the adjusted parcels will meet minimum parcel size criteria for the Residential Suburban land use category and meet design criteria for parcels as well.
- B. The proposal will have no adverse effect on adjoining properties, roadways, public improvements, or utilities.
- C. Compliance with the attached conditions will bring the proposed adjustment into conformance with the Subdivision Map Act and Section 21.02.030 of the Real Property Division Ordinance.
- D. The project qualifies for a Categorical Exemption (Class Five) pursuant to CEQA Guidelines Section 15303 because the project is a minor adjustment of land under twenty percent slope and is not located within an area containing significant fish or wildlife habitat.

CONDITIONS - EXHIBIT B

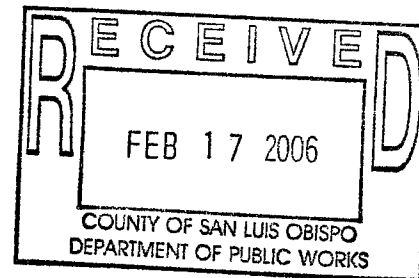
1. This adjustment may be effectuated by recordation of a parcel map or recordation of certificates of compliance. If a map is filed, it shall show:
 - a. All public utility easements.
 - b. All approved street names.
2. Any private easements described in the title report must be shown on the map, with recording data.
3. When the map is submitted for checking, or when the certificate of compliance is filed for review, provide a preliminary title report to the County Engineer or the Planning Director for review.
4. All conditions of approval herein specified are to be complied with prior to the recordation of the map or certificates of compliance which effectuate the adjustment. Recordation of a map is at the option of the applicant. However, if a map is not filed, recordation of a certificate of compliance is mandatory.
5. The map or certificates of compliance shall be filed with the County Recorder prior to transfer of the adjusted portions of the property or the conveyance of the new parcels.
6. In order to consummate the adjustment of the lot lines to the new configuration when there is multiple ownerships involved, it is required that the parties involved quitclaim their interest in one another new parcels. Any deeds of trust involving the parcels must also be adjusted by recording new trust deeds concurrently with the map or certificates of compliance.
7. If the lot line adjustment is finalized using certificates of compliance, prior to final approval the applicant shall prepay all current and delinquent real property taxes and assessments collected as real property taxes when due prior to final approval.
8. The lot line adjustment will expire two years (24 months) from the date of the approval, unless the map or certificates of compliance effectuating the adjustment is recorded first. Adjustments may be granted a single one year extension of time. The applicant must submit a written request with appropriate fees to the Planning Department prior to the expiration date.
9. All timeframes on completion of lot line adjustments are measured from the date the Review Authority approves the lot line adjustment map, not from any date of possible reconsideration action



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL



DATE: 2-15-06

From FW dpm

To FROM: ☒ - South County Team ☐ - North County Team ☐ - Coastal Team
Stephanie Fuhs

PROJECT DESCRIPTION: File Number: CDAL 06-0014 Applicant: Bodger
LLA between 2 parcels. Site located off Sandydale
Dr. in Nipomo. APN: 091-326-015.

Return this letter with your comments attached no later than: 3-2-06

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☒ YES
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

☒ NO

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Recommend APPROVAL.

Date MAR 14

Name DAN MANION

Phone 781-5275

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

EMAIL: planning@co.slo.ca.us

FAX: (805) 781-1242

WEBSITE: <http://www.sloplanning.org>

GENERAL APPLICATION

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE CHECK ALL THAT APPLY

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> Public Lot | <input type="checkbox"/> Voluntary Merger | <input type="checkbox"/> Certificate of Compliance | <input checked="" type="checkbox"/> Lot Line Adjustment |
| <input type="checkbox"/> Parcel Map | <input type="checkbox"/> Tract Map | <input type="checkbox"/> Receiving Site | <input type="checkbox"/> Sending Site |
| <input type="checkbox"/> Condominium (new or conversion) | <input type="checkbox"/> Road Abandonment | <input type="checkbox"/> Road Name | |
| <input type="checkbox"/> Reversion to Acreage | <input type="checkbox"/> Reconsideration | | |

APPLICANT INFORMATION Check box for contact person assigned to this project

☐ Landowner Name Thia Bodger Daytime Phone 929-6878
Mailing Address 745 Sandypdale Rd. Zip 93444
Email Address: _____

☐ Applicant Name _____ Daytime Phone _____
Mailing Address _____ Zip _____
Email Address: _____

☐ Agent Name TEC Daytime Phone 541-2114
Mailing Address 4115 BROADST. GLO Zip 93401
Email Address: Cjones@tecsl.com

PROPERTY INFORMATION

Total Size of Site: _____ Assessor Parcel Number(s): 091-326-015
Legal Description: LOT 20, CALIMAX PLTN
Address of the project (if known): 745 Sandypdale, Nipomo
Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: _____

Describe current uses, existing structures, and other improvements and vegetation on the property:
Resident

PROPOSED PROJECT

Describe the proposed project (inc. size of all proposed parcels): Lot Line Adjustment

LEGAL DECLARATION

I, the owner of record of this property have completed this form accurately and declare that all statement here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature [Signature] Date 1-27-06

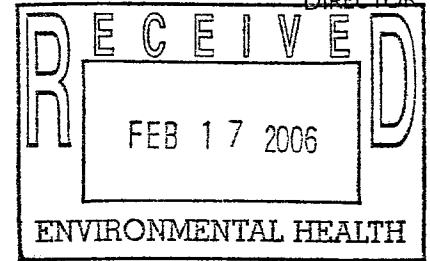
FOR STAFF USE ONLY

Minimum Parcel Size: _____ ☐ sq. feet ☐ acres ☐ by PAS? ☐ by Ordinance?



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR



THIS IS A NEW PROJECT REFERRAL

DATE: 2-15-06

TO: Env. Health

FROM: ☒ - South County Team ☐ - North County Team ☐ - Coastal Team

Stephanie Fuhs

PROJECT DESCRIPTION: File Number: CDAL 06-0014
SUB 2005-0081 Applicant: Bodger
LLA between 2 parcels. Site located off Sandydale
Dr. in Nipomo. APN: 091-326-015.

Return this letter with your comments attached no later than: 3-2-06

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
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☐ NO (Please go on to PART III)

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IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

As long as the parcel sizes are approvable, this
office has no concerns at this time.

3-2-06
Date

Laurie Salo
Name

781-5551
Phone

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SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 2-15-06

TO: Ag.

FROM: ☒ - South County Team ☐ - North County Team ☐ - Coastal Team
Stephanie Fuhs

PROJECT DESCRIPTION: File Number: CDAL 06-0014 SUB 2005-00181 Applicant: Bodger
LLA between 2 parcels. Site located off Sandydale
Dr. in Nipomo. APN: 091-326-015.

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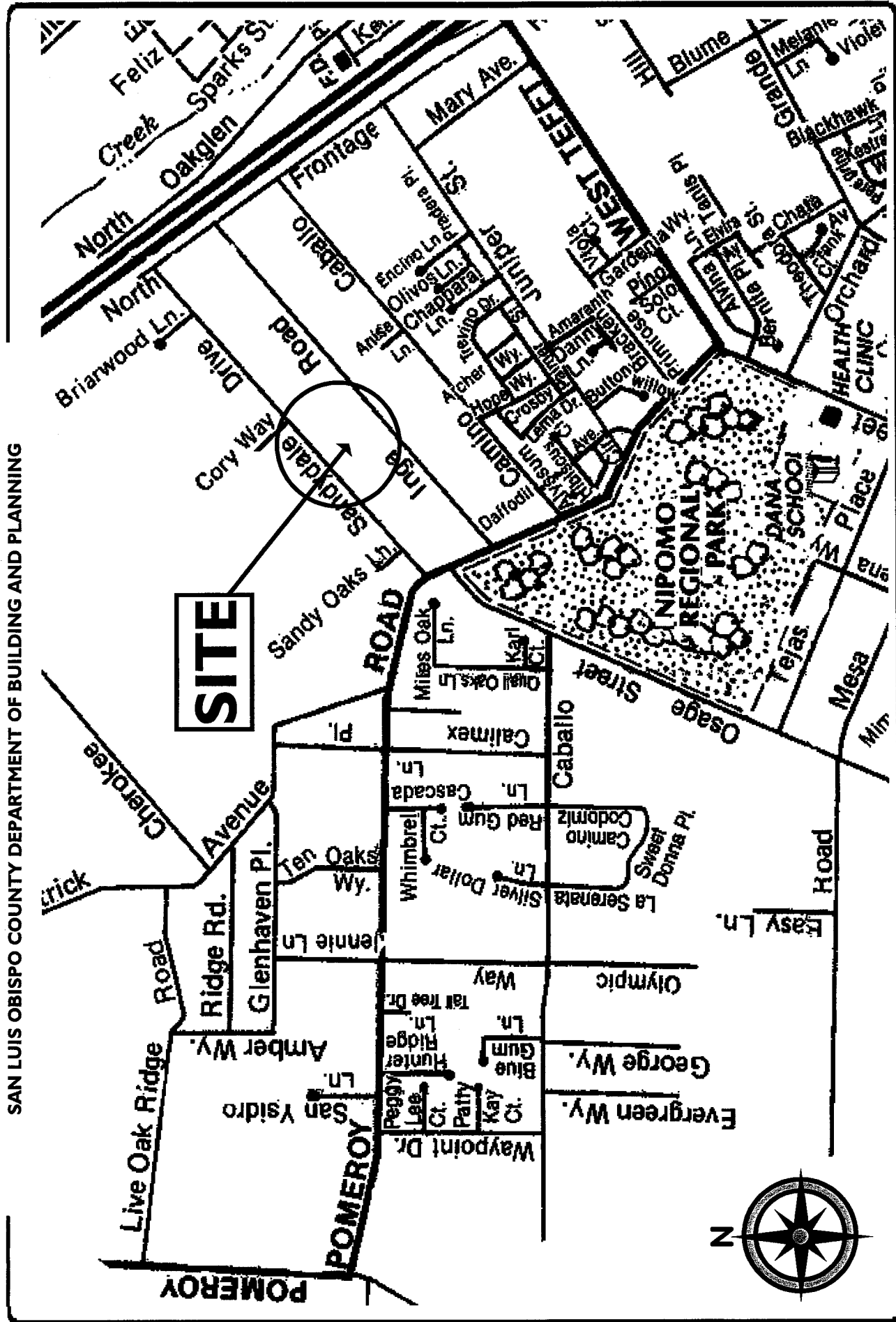
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NO COMMENT

2/23/06
Date

L. AUCHINCLOSS
Name

781-5914
Phone



PROJECT

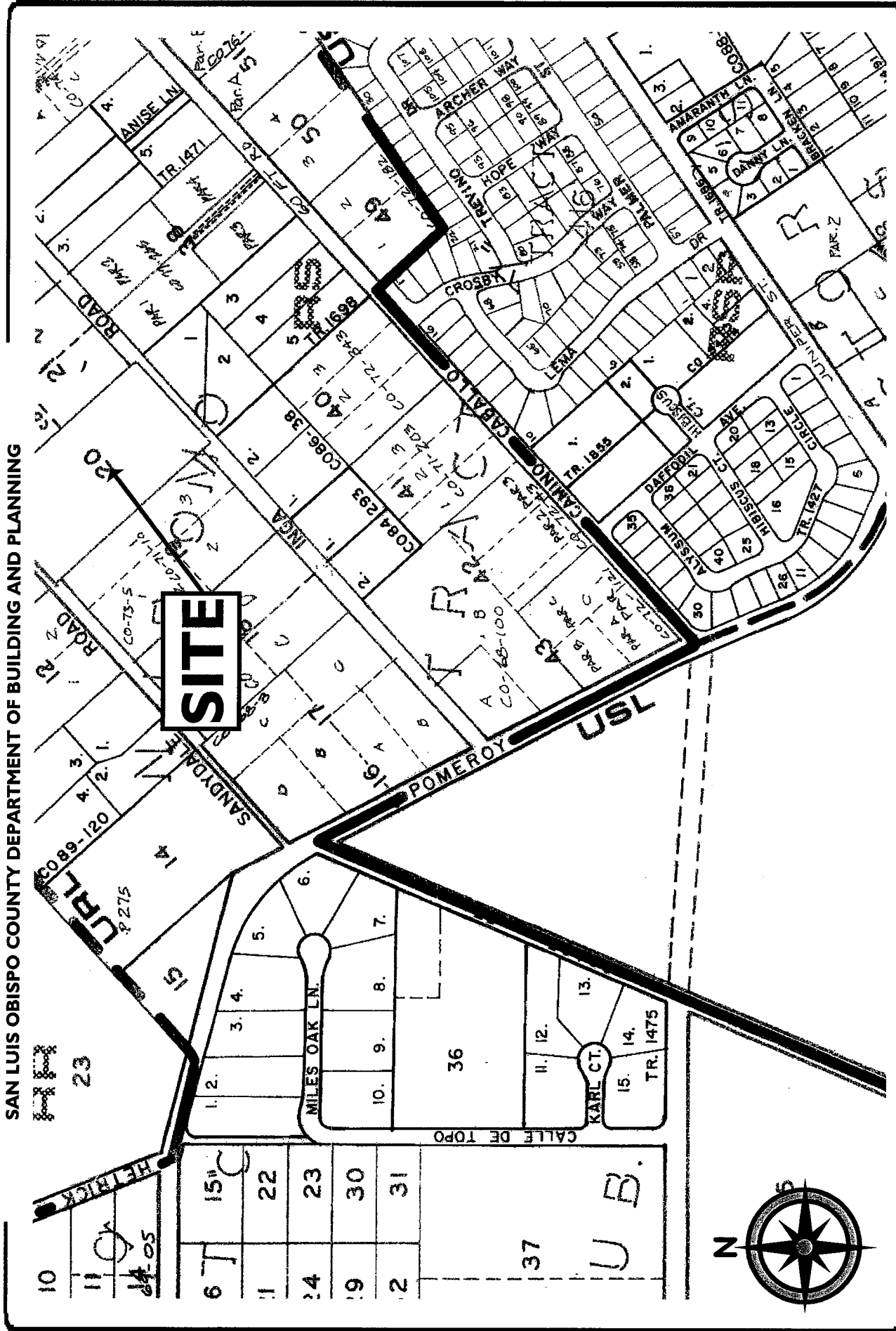
Lot Line Adjustment COAL 06-0014
Bodger SUB2005-00181



EXHIBIT

Nipomo Vicinity

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



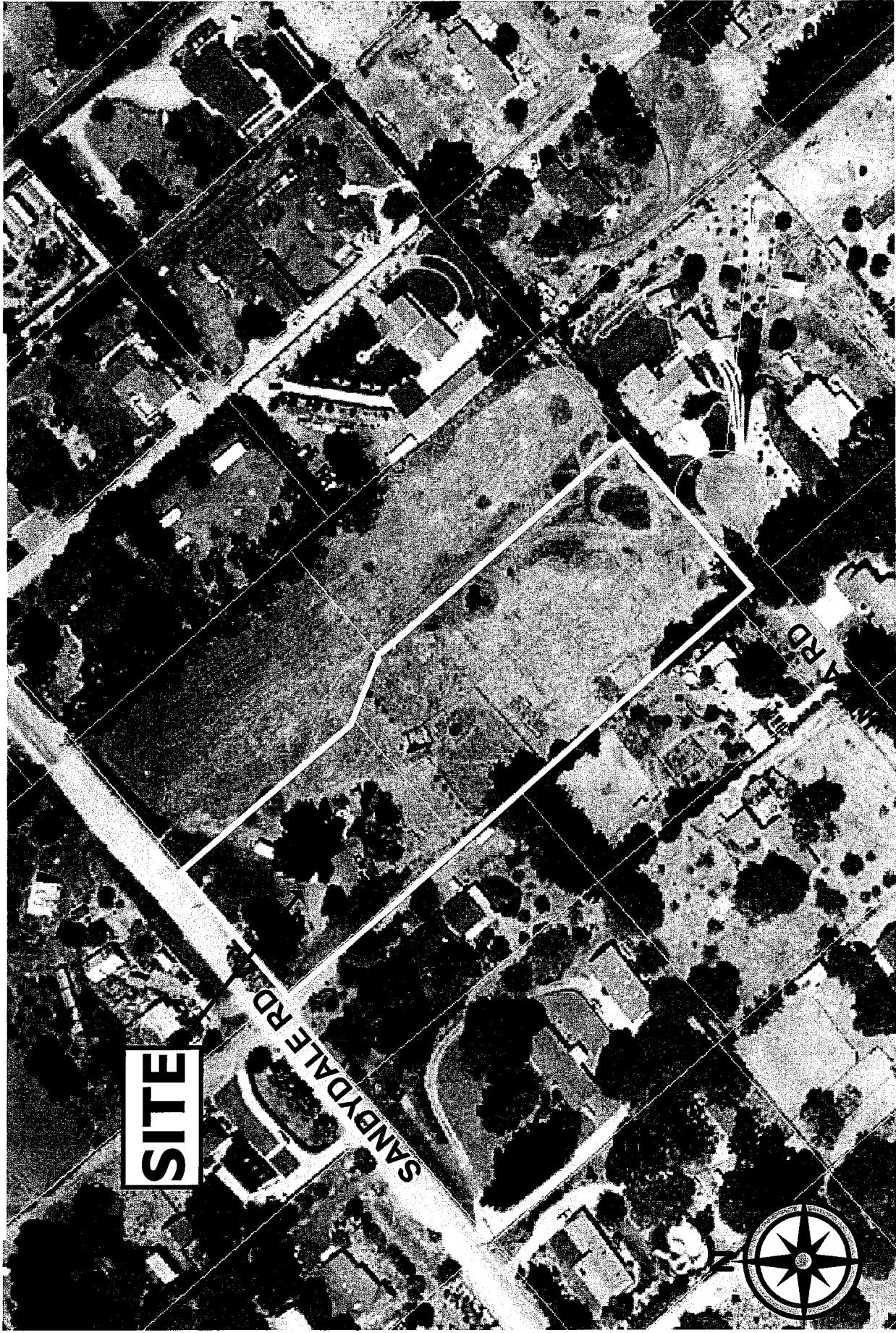
PROJECT

Lot Line Adjustment COAL 06-0014
Bodger SUB2005-00181

EXHIBIT

Land Use Category





SITE

SANBYDALE RD

A RD



PROJECT

Lot Line Adjustment COAL 06-0014
Bodger SUB2005-00181



EXHIBIT

Aerial Photo

[illegible]

Lot Line Adjustment COAL 06-0014
Bodger SUB2005-00181

EXHIBIT

Site Plan

